



## PLANNING COMMISSION MEETING MINUTES

### NEWBERG PLANNING COMMISSION MINUTES

September 9, 2021, 7:00 pm

414 E First St.

City Hall Permit Center Conference Room  
Newberg Teleconference

*(This is for historical purposes as meetings are permanent retention documents and this will mark this period in our collective history)*

Chair Jeffrey Musall called the meeting to order at 7:00 p.m.

#### PLANNING COMMISSION ROLL CALL:

Members present: Jeffrey Musall, Chair  
Jason Dale  
Charles Aban  
Sharon Capri  
Kriss Wright

Members Absent: Jenna Morris  
Robert Sherry, Vice Chair

Staff present: Keith Leonard, Associate Planner  
Brett Musick, Senior Engineer

**PUBLIC COMMENTS:** None

#### CONSENT CALENDAR:

1. Approval of the July 22, 2021, and August 12, 2021, Planning Commission meeting minutes

**MOTION:** PC Wright/PC Capri moved to approve the July 22 and August 12, 2021, Planning Commission Meeting Minutes. Motion carried (5 Yes/0 No).

#### QUASI-JUDICIAL PUBLIC HEARING

*(complete a registration form to give testimony - 5-minute maximum per person except for principals, unless otherwise set by majority motion of the Planning Commission).*

1. ANX21-0002: Annex 29.38 acres consisting of five parcels, plus the area of the adjacent right-of-way, into the Newberg city limits.  
Planning Commission Resolution: 2021-375

Chair Musall opened the public hearing at 7:02 p.m.

Chair Musall called for abstentions, bias, ex-parte contacts, conflicts of interest, and objections to jurisdiction. There were none.

Staff Report:

Associate Planner Leonard presented the staff report. This was a request to annex 29.38 acres consisting of five parcels in the Riverfront District, plus the area of the adjacent right-of-way, into the City limits. The Comprehensive Plan designations were: MDR/RD for tax lot R3230-00401, COM/RD and P/RD for tax lot R3230-00100, COM/RD for tax lot R3230-00200, and P/RD for tax lots R3229-02700 and R3229-02800. He showed maps of the location and zoning, Comprehensive Plan Map designations, and existing utilities. He reviewed the criteria for the annexation which had all been met.

Public Testimony:

- a. Proponents: none
- b. Opponents, undecided: none

Close of Public Testimony:

Chair Musall closed the public testimony portion of the hearing at 7:14 p.m.

PC Wright asked if the roads would still be in the County's jurisdiction.

AP Leonard clarified only the right-of-ways were being annexed.

PC Wright asked about the condition of the roads for the current and proposed use. Senior Engineer Musick said there would be improvements to meet the standards when the property was developed. This application was for annexation only.

PC Wight asked about the zoning classification of AI, should it be as determined by the Director. AP Leonard replied no, it had not been adopted with that caveat.

Staff Recommendation:

AP Leonard noted the staff recommendation was to adopt Planning Commission Resolution 2021-375, which recommended that the City Council approve the requested annexation of 29.38 acres plus adjoining ROW into the Newberg city limits and change the zoning from Yamhill County VLDR-5 (Very Low Density Residential), HI and MR-2 (Heavy Industrial & Mineral Resource) and PWS (Public Works/Safety District) to Newberg R-2/RD, C-4/RD and CF/RD.

Deliberation and Action by the Planning Commission:

**MOTION:** PC Wright/PC Capri moved to approve Resolution 2021-375, recommending the City Council approve the requested annexation of 29.38 acres consisting of five parcels, plus the area of the adjacent right-of-way, into the Newberg city limits. Motion carried (5 Yes/0 No).

**ITEMS FROM STAFF:**



## PLANNING COMMISSION MEETING MINUTES

AP Leonard said the application for CUP 21-0001 for a vacation rental that was approved at the Commission's last meeting had been appealed. It would go to the City Council. He gave updates on upcoming agenda items and noted new planning associates.

The next Planning Commission meeting would be held on October 7, 2021

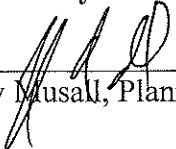
### ITEMS FROM COMMISSIONERS:

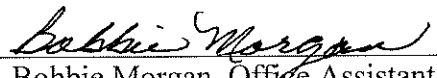
PC Wright thanked staff for their hard work.

### ADJOURNMENT:

Chair Musall adjourned the meeting at 7:27 p.m.

Approved by the Newberg Planning Commission this October 14, 2021.

  
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Jeffrey Musall, Planning Commission Chair

  
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Bobbie Morgan, Office Assistant II